

**Rosslyn Hill Unitarian Chapel  
3 Pilgrims Place  
London  
NW3 1NG**

**Rosslyn Hill**  
UNITARIAN CHAPEL



**Proposed Renewal of Slate Roof Coverings &  
Miscellaneous External Repairs to the Church Building**

**Design & Access**

October 2021

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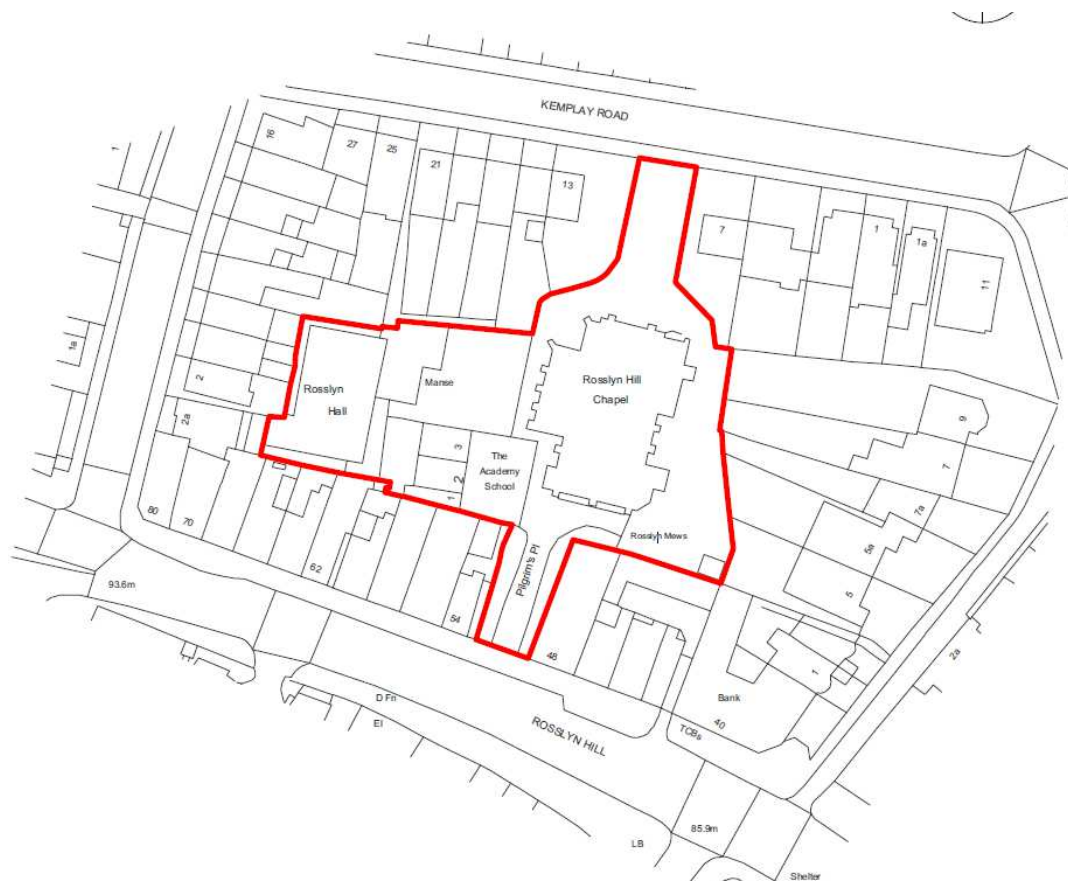
The following supportive drawings should be read in conjunction with :

- Drawings 01, 02, 03, 04, 05, 06, 07 and 08

## **A The Existing Situation**

### **1 The Site and Locality**

The site is located on Rosslyn Hill (A502) in the Hampstead area of London and comprises a variety of buildings being a Place of Worship, Manse and Academy School.



**Image 1 – Location Plan**

The church building accommodation includes a Nave with gallery to the west end, North Aisle, Chancel, Toilets, Vestry and Meeting Room / Choir Vestry.

### **2 The Existing Situation**

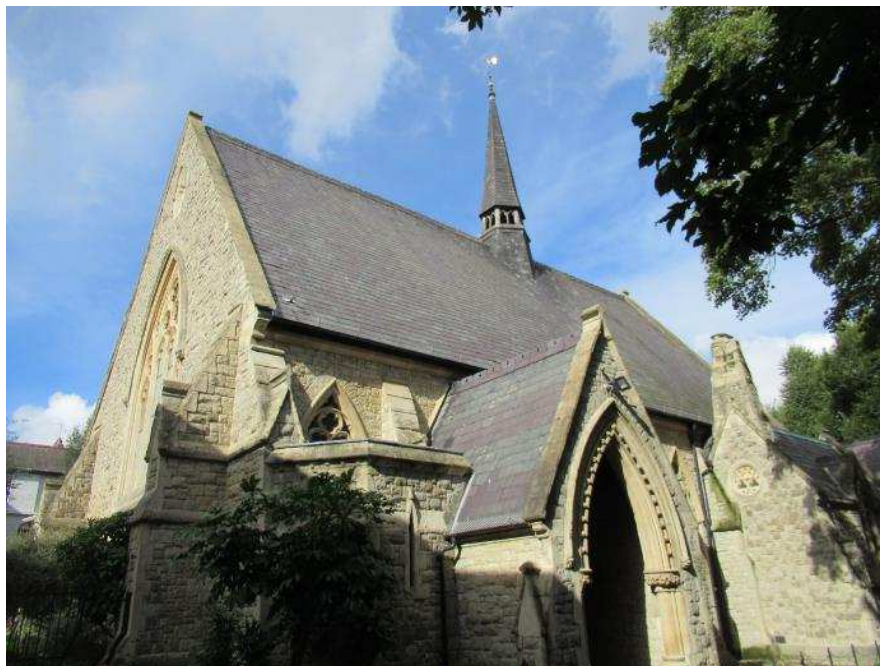
The church building is of traditional construction comprising Kentish ragstone walling with Bath limestone dressed stone quoins, buttress weathering's, copings and window and door surrounds. The roofs comprise a series of duo and mono pitched timber trussed structures weathered with natural slate coverings, and lead and copper weathered flat roofs.

The main roof to the Nave incorporates a timber framed central bell turret which is detailed with decorative carved timberwork and weathered with natural slate.

Windows are of leaded glass set in stone surrounds, with a mixture of stained and plain glass.



Photoplate 1 – View of east elevation

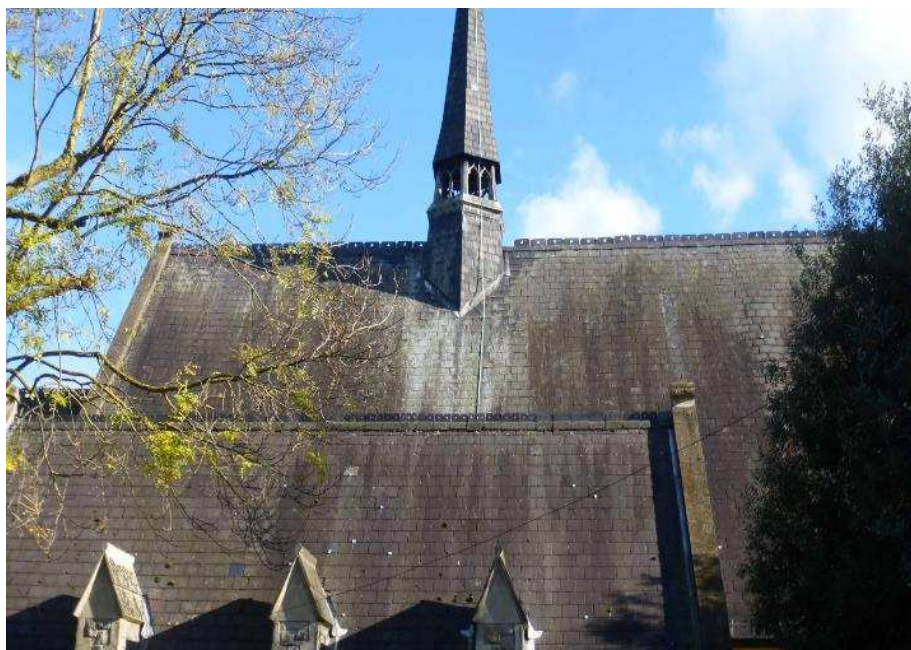


Photoplate 2 – View of south elevation, west end





Photoplate 3 – View of south elevation, east end



Photoplate 4 – View of north elevation roof slopes

### **3 Historic Significance**

The property is Listed Grade II, List Entry Number: 1130399, with the list description stating:

Unitarian chapel. 1862 by John Johnson; 1885, north aisle, chancel and committee room added by Thomas Worthington, a Manchester Unitarian. Kentish ragstone rubble with Portland stone dressings. Slated pitched roof with fleche. Gothic style. Wide aisled nave of 7 bays with sanctuary. INTERIOR: with vaulted timber roof and gallery at west end. 2 plaster relief panels in chancel attributed to John Flaxman. Good range of C19 stained glass, in geometrical tracery, by Morris and Co to cartoons by Burne Jones, Henry Holiday, Clayton & Bell, Wilson & Hammond, Lavers & Westlake and Mayer & Co of Munich. Good range of memorials including a memorial to the artist Helen Allingham.

## **B The Proposed Design**

### **1 Design Development**

The existing Nave and Chancel slate roof coverings have been repaired over many years with isolated slate inserts, however following ongoing water ingress through the roofs, a roof survey was undertaken in April 2021.

The survey identified that a significant number of the slates are cracked and delaminating, which is indicative the slates are coming to the end of their service life, and the slates have isolated areas of excessive movement when pulled side to side, which is further indicative of the slates being damaged, the nail fixings failed or the tile battens decayed.

Two areas of the Nave south roof slope were opened up by locally removing slates, and it was evident the visible timber tile battens were typically aged with decay and deterioration. Splits to the timbers were evident and the battens could be twisted / distorted by manual hand pressure being applied to them.

The nail fixings of the battens into the rafters were also notably corroded with a loss of strength / fixing.

Positively the visible principal and intermediate rafters, and two rows of purlins spanning west to east appeared in good condition and free from significant defect or decay.

The east and west gables to the Nave roof are weathered with stone copings. The stones are in the main in good condition, however there are approximately 3 linear meters of heavily weathered and spalling stone with loss of profile to the drip detail to the east gable and approximately 2 linear meters of weathered stone with loss of profile to the drip detail to the west gable.



Following the survey, it was decided to apply for Listed Building Consent to replace the Nave and Chancel slate roof coverings, rather than continue with on-going water ingress issues and localised repairs, and to replace the defective stone copings with new Bath stone copings of matching detail and profile.

## **2 Materials and Appearance**

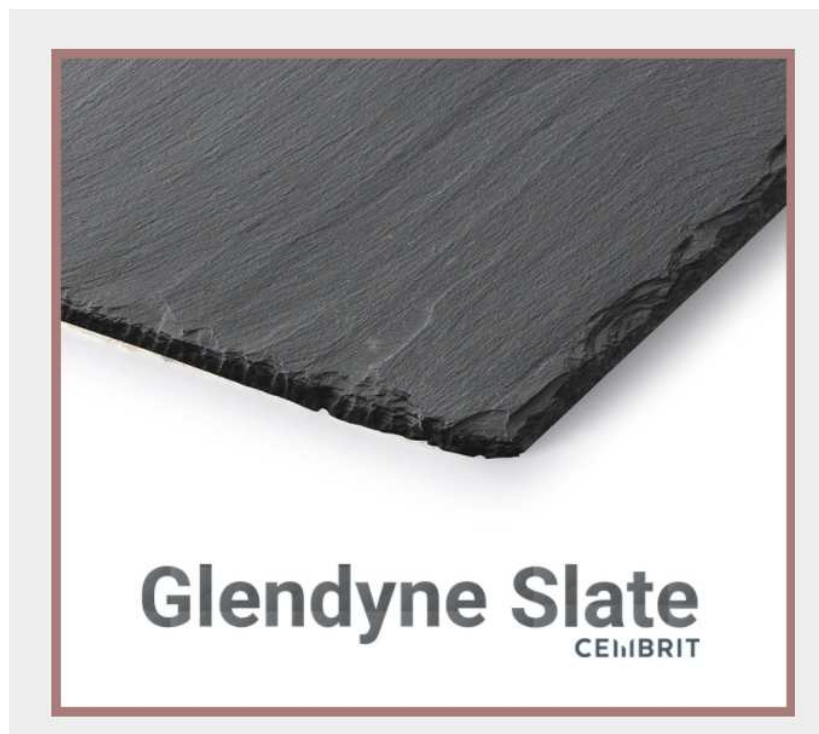
The existing slates are all natural and have a varied colouration of blue/grey and darker purple shad.





Photoplate 5 – View slate covering and variety of colours

The replacement slates are proposed as Cembrit Glendyne natural slate, of their best roofing slate specification, free from pyrite and metallic inclusions. The slates would be 508mm long x 254mm wide, and fixed with copper clout nails. These slates are of a blue/grey colour finish with vertical grain, as depicted on the image below.





A breather membrane would be installed over the rafters and new treated softwood battens installed. Code 4 lead soakers are also proposed at the junction of slates and gable walls.

In terms of the replacement coping stones, it is proposed that sample stones will be sourced from Syreford Stone Quarry, Stoke Ground Quarry and Hartham Park Quarry and assessed against the existing stones as a suitable match in composition and appearance.

### **3 Impact and Justification**

The renewal of the Nave and Chancel slate roof coverings will significantly enhance the condition of the building envelope and minimise the risk of deterioration of the fabric through on-going periodic water ingress. The use of a good quality natural slate, as proposed, will have a positive impact on the external appearance of the building and would not harm the historic significance of the building.

The proposed use of a natural Bath stone for the replacement copings will ensure the existing situation and condition of the building will be improved and maintained. Rainwater will be discharged from the gable wall heads rather than the risk of further deterioration of the stone and potential water ingress.